



**38 Barnmead**  
Haywards Heath. RH16 1UZ

■ ■ ■ Mark Revill & Co

## 38 Barnmead Haywards Heath. RH16 1UZ

£473,000

This excellent well presented terraced house enjoys a delightful south west facing rear garden and is located just a short walk to Haywards Heath mainline station. The bright and extremely spacious accommodation has the benefit of gas central heating and double glazing and incorporates 3 double bedrooms, bathroom with white suite, a well fitted kitchen, a fine sitting/dining room with double doors opening to a large double glazed conservatory. There is an integral garage (which could be fully or partially converted to create a utility/cloakroom and/or home office if desired as others in the road have done) approached by a private drive and the delightful garden extends to about 53 feet in length arranged with a paved sun terrace and lawn with well stocked herbaceous borders and a stone filled seating area at the far end overlooking the stream.

Situated in this much favoured established location just a short walk to the mainline station providing fast and frequent services to central London (Victoria/London Bridge 42-45 minutes). Also in the immediate vicinity is the well regarded Harlands Primary School (via a footpath), Haywards Heath Sixth Form College, the Dolphin Leisure complex, Waitrose and Sainsbury's superstores. The town centre is within easy reach offering a wide range of shops, an array of restaurants



in The Broadway, whilst the A23 lies just over 5 miles to the west providing a direct route to the motorway network. Gatwick Airport is about 13 miles to the north, the cosmopolitan city of Brighton and the coast is approximately 15 miles to the south, whilst the South Downs National Park and Ashdown Forest are both within an easy drive offering beautiful natural venues for countryside walking.

## GROUND FLOOR

**Entrance Lobby** Part glazed panelled front door. Glazed door to:

**Hall** Cupboard housing gas boiler supplying central heating and hot water. Decorative tiled effect vinyl flooring. Stairs to first floor.

**Sitting/Dining Room** 19'1" x 12'6" (5.84m x 3.82m) Good size understairs coats/storage cupboard. Fireplace surround with slate hearth, fitted electric fire. Double glazed sliding doors flanked by tall double glazed windows to:

**Double Glazed Conservatory** 14'5" x 9'10" (4.40m x 3m) With vaulted polycarbonate ceiling. Electrical sockets. Wood effect vinyl flooring. Double glazed doors to rear garden.

**Kitchen** 12'11" x 7'3" (3.94m x 2.21m) Comprehensively fitted with attractive range of units with stone effect laminate work surfaces comprising inset stainless steel bowl and a half sink with mixer tap, extensive adjacent work surfaces, cupboards, drawers and appliance space beneath. Plumbing for washing machine, space for tumble dryer. **Hotpoint cooker**, filter hood over. Matching worktop/breakfast bar with storage space beneath. Good range of wall cupboards with concealed lighting beneath. Space for upright fridge/freezer. Double glazed window. Part tiled walls. Decorative tiled effect vinyl flooring.

## FIRST FLOOR

**Landing** Cupboard housing pre-insulated hot water cylinder and slatted shelving. Good size built-in shelved storage cupboard, cupboard over.

**Bedroom 1** 12'10" x 9'11" (3.93m x 3.04m) Built-in double wardrobe with cupboard over. Double glazed window.

**Bedroom 2** 10'4" x 10'1" (3.16m x 3.08m) Built-in double wardrobe with cupboard over. Double glazed window.

**Bedroom 3** 9'7" x 8'10" (2.93m x 2.71m) Double glazed window.

**Shower/Bathroom** White suite comprising double ended bath with centrally mounted traditional mixer tap, with hand held shower fitment, pedestal basin with mixer tap, glazed shower cubicle with Aqualisa fitment, close coupled wc. 2 double glazed windows. Ceiling downlighters. Fully tiled walls. Wood effect vinyl flooring.

## OUTSIDE

**Integral Garage** Up and over door. Light and power points.

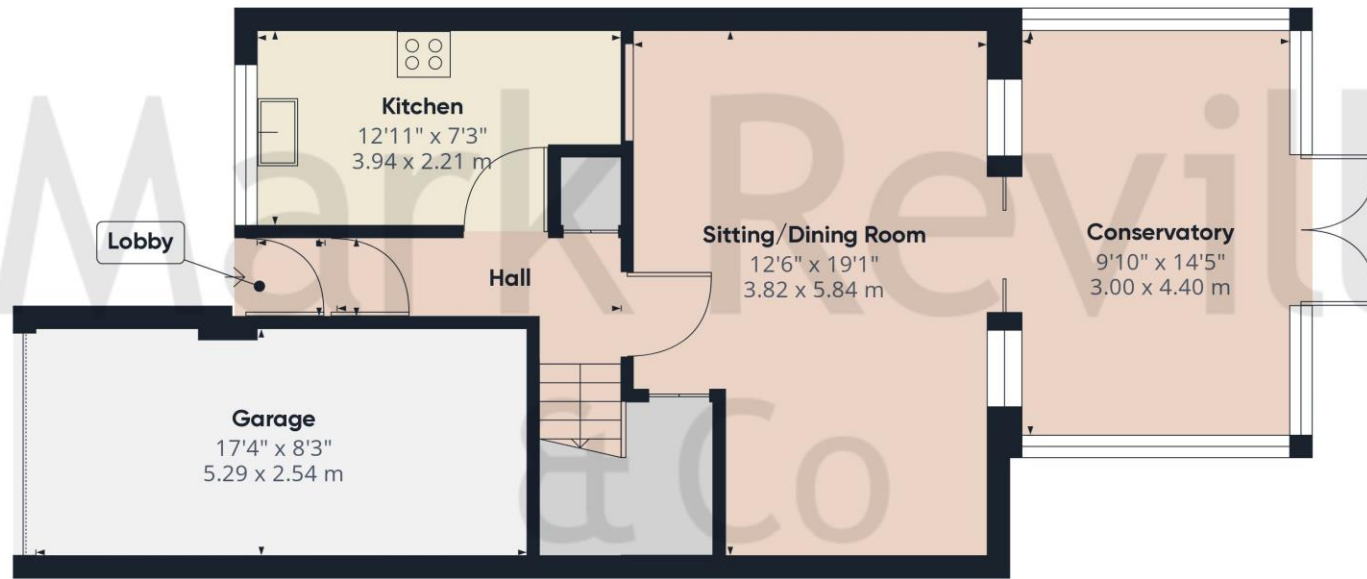
**Private Drive**

**Front Garden** Laid to lawn with flower borders. Outside tap.

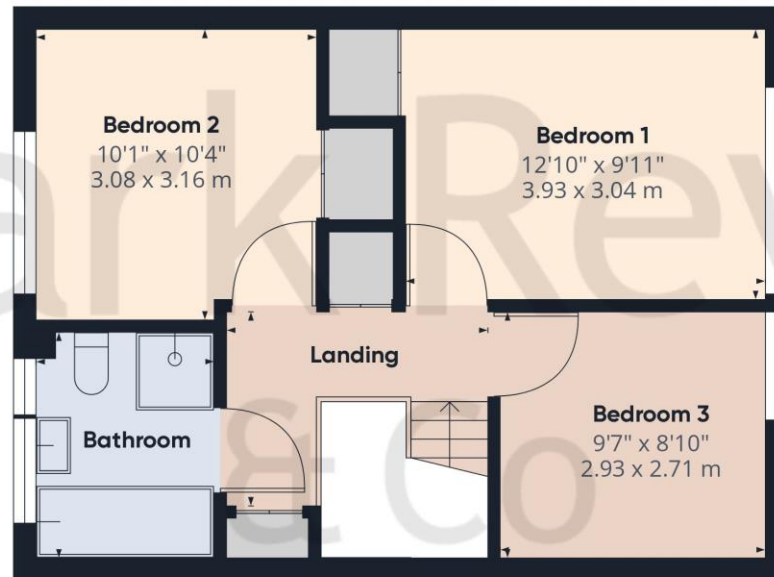
**Most Attractive South West Facing Rear Garden** About 53 feet (16.15m) in length. Arranged with a good size paved sun terrace, level lawn, stepping stone paths, well stocked herbaceous borders planted with a variety of colourful flowers, shrubs, etc. **Garden store.** Stone filled seating area at the far end adjacent to the stream.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1145.28 ft<sup>2</sup>  
106.4 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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PROPERTY MISDESCRIPTIONS ACT 1991 - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property.

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